

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PHASE II PLEASANT RUNESTATES
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** Phase II Pleasant Run Estates Property Owners Association is a phased addition to the City of Lancaster, Dallas County, Texas.

The plat of Phase II was recorded on September 26, 2003, in Volume 2003191, Page 00113, Plat Records, Dallas County, Texas

- 2. DECLARATION INFORMATION:** Lots in Phase II Pleasant Run Estates Homeowners Association are subject to the Declaration of Covenants, Conditions & Restrictions for Phase II Pleasant Run Estates Homeowners Association recorded on January 9, 2004, as Instrument No. 200400509166, Real Property Records, Dallas County, Texas, as it may be amended from time to time; and

Supplementary Declaration to the Declaration of Covenants, Conditions, and Restrictions for Pleasant Run Estates Subdivision recorded July 1, 2009, Document No. 200900187682 in the Real Property Records of Dallas County, Texas.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Phase II Pleasant Run Estates Homeowners Association, Inc.

- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: townsq.io
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

- 5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

Resale Certificate: **\$300.00**

Statement of Account **\$75.00**

Update Fee: **\$75.00**


Transfer Fee: \$150.00
Lender Questionnaire: Up to \$200.00
Working Capital Contribution: \$150.00
Reserve Contribution: \$150.00

DATED August 16, 2021

**PHASE II PLEASANT RUN ESTATES OWNERS
ASSOCIATION,**

a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC,**
a Texas corporation, its managing agent

By: 
Susan Garrett, Vice President of Client Relations

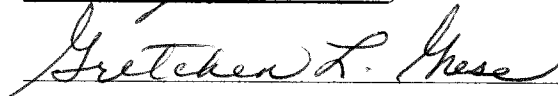
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

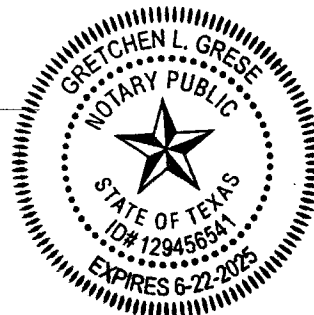
BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 16 day of

August, 2021.



**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**



AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100252457

eRecording - Real Property

Recorded On: August 24, 2021 12:49 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100252457
Receipt Number: 20210824000743
Recorded Date/Time: August 24, 2021 12:49 PM
User: Lynn G
Station: CC18

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.